



Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number:

P.C. 2/9/04 Item:

File Number:

GP03-03-18

Council District and SNI Area:

3 - N/A

Major Thoroughfares Map Number:

66

Assessor's Parcel Number(s):

259-01-078

Project Manager: Lesley Xavier

GENERAL PLAN REPORT

2004 Winter Hearing

PROJECT DESCRIPTION:

General Plan amendment request to change the Land Use/Transportation Diagram designation from Light Industrial to General Commercial.

LOCATION: Southwest corner of West Hedding Street and Coleman Avenue

ACREAGE: 0.45

APPLICANT/OWNER:

Pinn Brothers Construction/Pinn Brothers Inc.

GENERAL PLAN LAND USE / TRANSPORTATION DIAGRAM DESIGNATION:

Existing Designation: Light Industrial

Proposed Designation: General Commercial

EXISTING ZONING DISTRICT(S): A(PD) - Agriculture (Planned Development)

SURROUNDING LAND USES AND GENERAL PLAN DESIGNATION(S):

North: Office Building – Light Industrial

South: Industrial – Light Industrial

East: Gas Station – Airport Approach Zone and Public Park and Open Space

West: Single-Family House and Industrial Buildings– Light Industrial

ENVIRONMENTAL REVIEW STATUS:

Mitigated Negative Declaration adopted on January 12, 2004

PLANNING STAFF RECOMMENDATION:

General Commercial

Approved by:

Date:

PLANNING COMMISSION RECOMMENDATION:

CITY COUNCIL ACTION:

CITY DEPARTMENT AND PUBLIC AGENCY COMMENTS RECEIVED:

- Department of Transportation (DOT) – No long-term traffic impact.
- Airport Department - The site is located within the Mineta International Airport 65 dB CNEL noise impact area and height restriction area. The City also holds an Avigation Easement on the site. The Airport Department has no comments on the land use change. Future development, however, will need to comply with the current federal standards in regard to the above restrictions, and be referred to the Airport Land Use Commission.

GENERAL CORRESPONDENCE:

- None received.

ANALYSIS AND RECOMMENDATIONS:

PROJECT DESCRIPTION

This is a privately initiated General Plan amendment request to change the Land Use/Transportation Diagram from Light Industrial to General Commercial on a 0.45-acre site located at the southwest corner of West Hedding Street and Coleman Avenue.

The current General Plan land use designation of Light Industrial allows a wide variety of industrial uses, excluding those with unmitigated hazardous or nuisance effects. The proposed land use designation of General Commercial is intended to permit a variety of commercial uses, including strip commercial areas, freestanding commercial buildings, and business and professional offices.

BACKGROUND

Amendment History

The amendment site was the subject of two previous General Plan amendments. In 1995, a General Plan amendment was approved adding the Mixed Industrial Overlay to the existing Light Industrial land use designation on the subject site as well as a larger 70-acre area surrounding the site. The Mixed Industrial Overlay designation was created in response to City Council direction to develop a policy framework for delineating where non-industrial uses should and should not be located within the City's industrial areas. The City Council approved adding the Mixed Industrial Overlay designation to sites that should be able to develop with non-industrial uses. In 2001, another General Plan amendment was initiated to remove the Mixed Industrial Overlay on this site and eleven others in order to strengthen San Jose's industrial land base. Again the proposal not only included the site, but also included the larger 70-acre area surrounding the site. The City Council directed staff to initiate amendments to protect Heavy and Light Industrial lands in response to an economic study conducted by Chapin Concepts, Inc. and Applied Economics, which explored the impacts of the conversion of Heavy and Light Industrial land to other uses. The City Council approved the removal of the Mixed Industrial Overlay on the entire 70-acre site because the area is predominantly comprised of industrial uses and is located near the Airport Approach Zone.

Site and Surrounding Uses

The subject parcel is located at the southwest corner of the intersection of West Hedding Street and Coleman Avenue. A restaurant (George's Burgers) and a surface parking lot are currently located on the site. Uses surrounding the site include a gas station on the southeast corner of the intersection, a two-story office building on the northwest corner and a vacant lot on the northeast corner. Located to the south of

the site is a two-story office building. A single-family residential building is located to the west of the site. (See Aerial Exhibit.)

ANALYSIS

The applicant has requested to change the land use designation on the 0.45-acre site from Light Industrial to General Commercial.

Land Use Compatibility/Policy Consistency

The amendment site is located in an area of predominantly industrial uses. However, the site is currently developed with a commercial use, and is located on a corner parcel at the intersection of two major streets, thereby providing good commercial street access and visibility.

The proposed General Commercial land use designation is compatible with the surrounding light industrial land use designations, as well as the existing uses surrounding the site, which are currently offices and a gas station. The proposed amendment is consistent with

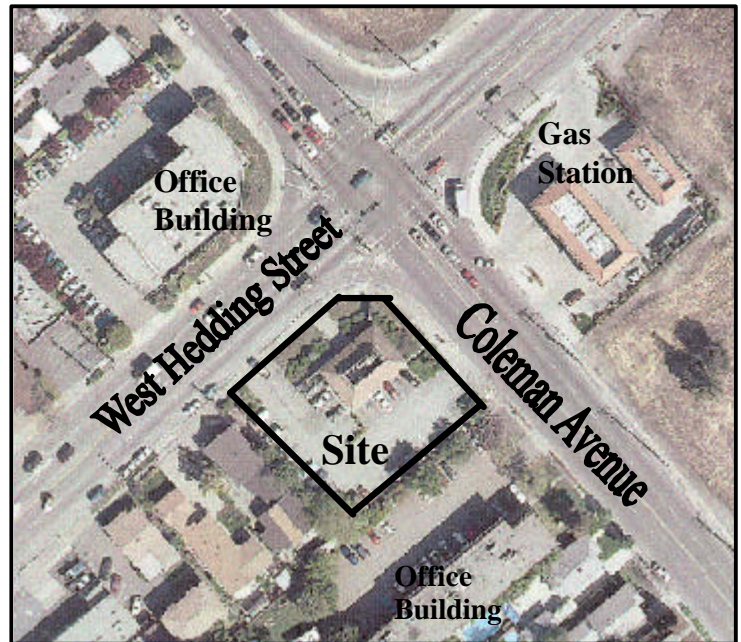
General Plan goals and policies. In particular, Economic Development Goal No. 7 states that the City encourages a mix of land uses in the appropriate locations, which contribute to a balanced economic base, including industrial suppliers and services, and commercial support services. Changing the land use designation on the site would allow for the existing commercial use of the property to continue, as well as allowing for the redevelopment of the site with a new commercial use, thus providing commercial support services to the larger industrial area.

Environmental Issues

The amendment request was analyzed in an initial study that resulted in a Mitigated Negative Declaration. The initial study determined that the change in land use would create a less than significant impact with mitigation measures in the following categories:

- Aesthetics
- Biological Resources
- Geology and soils
- Hazards and Hazardous Materials
- Noise

All of the mitigation measures consist of the implementation of existing General Plan policies at the zoning and development permit stages.



Aerial Exhibit

Conclusion

The proposed land use change from Light Industrial to General Commercial is consistent with the goals and policies of the General Plan. Staff, therefore, recommends approval of the proposed amendment.

PUBLIC OUTREACH

The property owners and occupants within the amendment site boundaries and within a 1000-foot radius of the amendment site were sent an invitation regarding the two community meetings that were held on January 14th and 15th, 2004 to discuss the proposed General Plan amendment. The owners and occupants also received a notice regarding the public hearings to be held on the subject amendment before the Planning Commission in February and City Council in March. In addition, the community can be kept informed about the status of amendments on the Department's web site, which contains information on the General Plan process, each proposed amendment, staff reports, and hearing schedule. No public comments were received on this amendment at the community meetings or by other means of communication.

RECOMMENDATION

Planning staff recommends approval of the proposed change to the General Plan Land Use designation from Light Industrial to General Commercial on 0.45 acres.

Attachments

PBCE002/GP_Team/2004 Annual Review/GP03-03-18/Staff Reports/GP03-03-18.sr



Department of Planning, Building
and Code Enforcement
Planning Services Division



Site



Scale: 1" = 500'
Quad: 67

